



humberstones
homes

7 QUAYSIDE CLOSE, OLDBURY, WEST MIDLANDS, B69 2DB
Offers Over £65,000





DESCRIPTION

This first floor flat has 93 years left on the 125 year lease that commenced on the 24th June 1990. The flat itself is set in a cul-de-sac location close to Oldbury Town Centre and Junction 2 of the M5 and comes with allocated parking. It comprises on the first floor of an entrance hall, lounge diner, kitchen, bedroom & bathroom with white suite. There is electric heating. Council tax band: A - EPC rating: C

Front door leads to Entrance Hall

Ceiling light, doors to lounge diner, bedroom and bathroom

Lounge Diner 15' 2" max into bay x 10' 10" max (4.62m x 3.30m)

Front facing, electric heater, ceiling light, leading to kitchen

Kitchen 7' 2" x 6' 0" (2.18m x 1.83m)

Rear facing, single drainer sink unit, built in oven, hob and cooker hood, floor and wall mounted units, plumbing for washing machine, ceiling light

Bedroom 8' 7" x 8' 3" (2.61m x 2.51m)

Front facing, night storage heater, pendent ceiling light

Bathroom

Rear facing, fitted with a white suite, panel bath with Aquatronic shower over, WC, wash hand basin, part tiled walls, airing cupboard, ceiling light

Outside

There are communal outside areas to the front and rear with an allocated parking space for number 7 as well as visitors parking spaces.

Tenure

The property is held under a lease with approximately 93 years remaining on a 125 year lease that commenced on the 24th June 1990 and on a ground rent of £50 per annum. The annual service charge was £1,512.44 last year and is payable to the management company on a 6 monthly basis. There is also an estates charge of £199.34 per annum that covers the gardens and parking areas which is also paid in 6 month installments. All figures quoted have not been verified by solicitors and have been given to us by our vendor client so are for guidance only.

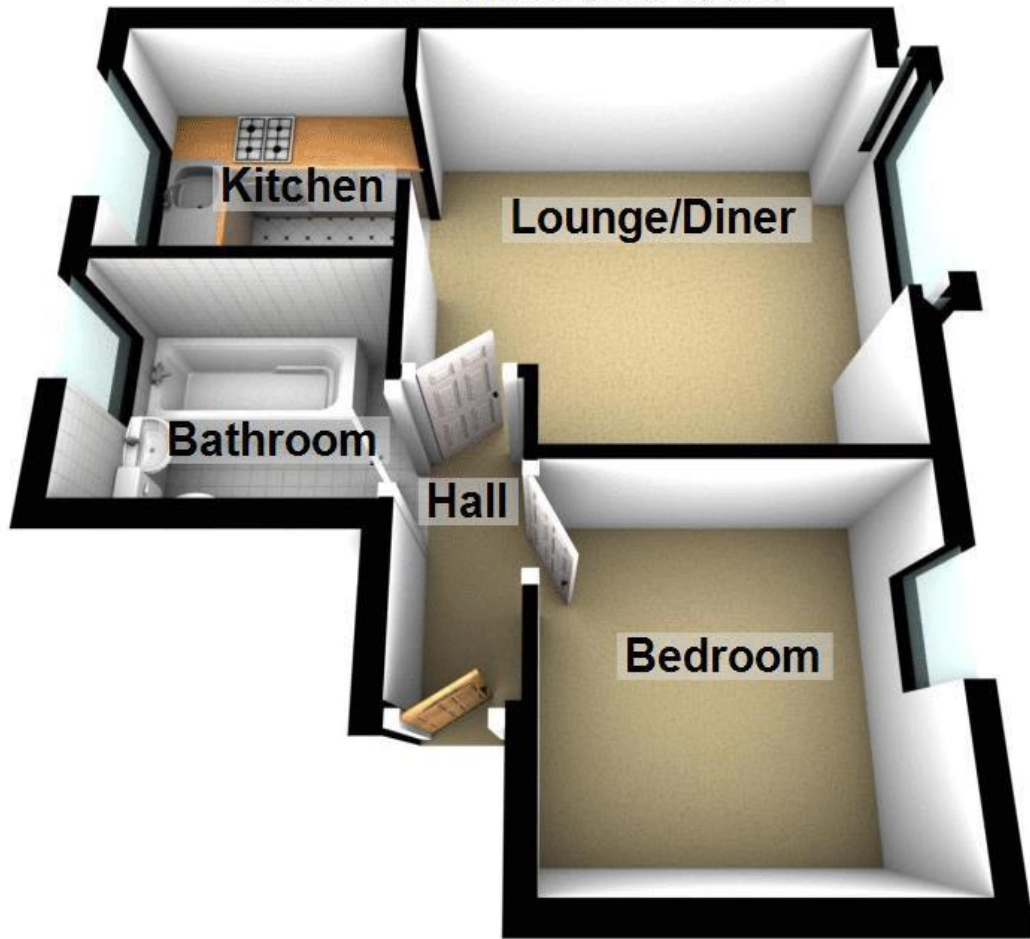
Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.



First Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



Total area: approx. 28.7 sq. metres (309.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – lettings@humberstoneshomes.co.uk



